

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 20, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz and Robert Smith.

City Staff Present: Jesse Pohlman, Senior Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: June 6, 2016, Meeting Minutes

Motion: Approve the June 6, 2016, minutes.

Motion: R. Smith; Second: T. Smith; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1606-DDP-21

Description: Urban Vines
303 East 161st Street
Noah Herron of Urban Vines, LLC requests approval of a Detailed Development Plan for a vineyard and winery on 5 acres +/- in the AG-SF1; Agriculture/Single Family Rural District.

Pohlman presented an overview of the petition, as outlined in the Department report, and noted the revisions in response to the comments from the public hearing.

Schmitz inquired for clarification that the waiver requested for the external path would be a delay in the installation while the request for the internal sidewalk was to not install it indefinitely.

Pohlman confirmed.

Maue commented the changes to the architecture make the building more appealing.

Motion: Approve petition 1606-DDP-21 and the requested subdivision control waivers from:

- 1) Article 8.7(D) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with UDO standards.

- 2) Article 8.7(C)(4) Internal Pedestrian Network Standards: Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures.

With the condition the property owner shall install the multi-purpose path along the property's 161st Street frontage by July 1, 2021, or prior to the issuance of a Certificate of Occupancy for a building on the property, whichever occurs later.

And with the following findings for the requested waivers:

- 1) The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
- 2) The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
- 3) The strict application of the Ordinance standard will result in a development of the real estate which is undesirable when compared with the proposed development.
- 4) The proposed development is consistent with and compatible with other development located in the area.
- 5) The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Motion: Schmitz; Second: Maue; Vote: 8-0.

CONTINUED ITEMS

Case No. 1606-PUD-06 [CONTINUED]

Description: Open Doors PUD District
19400 Tomlinson Road (Monon Trail Elementary School Campus)
Open Doors of Washington Township, Inc. by Nelson & Frankenger requests a change in zoning from the AG-SF1: Agriculture/Single-Family Rural District to the Open Doors Planned Unit Development (PUD) District.

Case No. 1606-PUD-07 [CONTINUED]

Description: Harmony PUD District Amendment (Mixed-Use District)
Northwest Corner of 146th Street and Ditch Road
TMC Developers, LLC by Nelson & Frankenger requests an amendment to the Mixed-Use District of the Harmony Planned Unit Development (PUD) District.

Case No. 1606-PUD-07 [CONTINUED]

Description: CVS, Harmony
Northwest Corner of 146th Street and Ditch Road
TMC Developers, LLC by Nelson & Frankenger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of SR32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

Case No. 1512-PUD-27 [CONTINUED]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest Corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Horkay; Day seconded. Vote: 8-0.

The meeting adjourned at 7:12 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary